

Conditions for the Development Permit 2019-DP-00031**Advisory Notes:**

1. That any damage to the sidewalk or curb caused by this development will be the full responsibility of the applicant.
2. The developer/applicant shall be responsible for the cleanup and removal of substances or materials tracked on the street resulting from the development and construction on this site. Such clean up shall be continuous throughout the development and construction process.
3. There shall be no unauthorized use of any adjoining Public Utility Lot or Reserve Land during the course of the approved development/construction.
4. All Federal, Provincial and Municipal Statutes and Regulations shall be met, including the Alberta Building Code.
5. Any signage proposed for this development shall require a separate application and approval.
6. The sump shall be installed so that discharge is as per the requirements of the Sewage Bylaw.
7. The developer shall install all appropriate signage at access/egress locations in accordance with the requirements of the Engineering Department.
8. Site services shall be in accordance with the Engineering Standards of the Regional Municipality of Wood Buffalo Fort McMurray Urban Service Area and the standards set by the Franchise Utilities operating within the Fort McMurray Urban Service Area.
9. A Utility Installation Permit is required from the developer and shall be obtained from Engineering Services Division prior to installing underground utilities.
10. It shall be the developers responsibility and expense to terminate, at the main, all sanitary and water services which will not be utilized in this development.
11. The Alberta Fire Code applies in and around buildings existing or being constructed on a site. Complete project plans and specifications, construction fire safety plans, and fire related activities requiring Fire Prevention Permits shall be reviewed by the Fire Authority prior to the commencement of any work related thereto. Inquiries and permit applications shall be submitted to the Fire Authority.
12. A Health Certificate may be required for this development. Please contact the Health Inspector for the necessary information.
13. A Municipal Business License may be required for this development. Please contact the Licensing Enforcement Officer for information and an application, if required.

Conditions:

1. This development shall be classified as Accessory Buildings (Press-box (4.27m x 3.35m), Sea-can 1 (6.0m x 2.4m), Sea-can 2 (12.2m x 2.4m) and Washroom (7.92m x 4.77m)) and falls within the DC - Direct Control District.
2. The building location, orientation, capacity and/or use shall be as indicated on the approved drawings. Any changes to the approved plans shall be submitted to the Development Officer for further approval.
3. A minimum of 30% gross lot area, plus all adjoining Municipal Boulevards shall be soft landscaping.
4. The construction materials, including garbage, shall be stored so as to not create a nuisance to neighbouring properties.

5. The Accessory Building and Deck shall not be located on any easements and/or utility right of ways.
6. The Accessory Building shall not be used as a dwelling unit.
7. An Accessory Building shall be similar to and compliment the principal building in exterior material, colour and appearance.
8. All required Safety Code permits under the Safety Code Act in the: building, mechanical, electrical, gas, plumbing and private sewage disciplines must be obtained for this development. Please contact the Regional Municipality of Wood Buffalo - Planning and Development Branch to obtain the required Safety Code permits or for information regarding these permits 780-799-8695.